018.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,000 / 934,000
					USE VALUE:	934,000 / 934,000
					ASSESSED:	934,000 / 934,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCINERNEY JOHN M & MELISSA P
Owner 2:	
Owner 3:	
Street 1:	23 ELIOT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALSH JAMES JR & ANNE C -
Owner 2:	-
Street 1:	23 ELIOT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1746 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	439,300		494,700	934,000
Total Card	0.124	439,300		494,700	934,000
Total Parcel	0.124	439,300		494,700	934,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 535.09 | /Parcel: 535.0

Legal Description

User Acct 12550

GIS Ref

GIS Ref

Insp Date 11/03/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	439,300	0	5,400.	494,700	934,000	934,000	Year End Roll	12/18/2019
2019	101	FV	310,700	0	5,400.	640,200	950,900	950,900	Year End Roll	1/3/2019
2018	101	FV	290,300	0	5,400.	407,400	697,700	697,700	Year End Roll	12/20/2017
2017	101	FV	290,300	0	5,400.	372,500	662,800	662,800	Year End Roll	1/3/2017
2016	101	FV	239,900	0	5,400.	302,600	542,500	542,500	Year End	1/4/2016
2015	101	FV	230,500	0	5,400.	302,600	533,100	533,100	Year End Roll	12/11/2014
2014	101	FV	230,500	0	5,400.	275,900	506,400	506,400	Year End Roll	12/16/2013
2013	101	FV	230,500	0	5,400.	262,500	493,000	493,000		12/13/2012

!1503!

PRINT

Date	Time
12/10/20	17:05:14

LAST REV

Date	Time
03/29/19	10:05:23

mmcmakin

1503

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH JAMES JR	1471-122		5/28/2015	Change>Sale	690,000	No	No		
	1069-127		5/1/1990		257,000	No	No		Y

USER DEFINED

Prior Id # 1:	12550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2017	91	Addition	150,500	O				demo porch add fam
8/30/2016	2117	Manual	5,000	C				Window trim stair
3/18/2016	302	Redo Kit	5,000					new cabs in Kitch
6/17/2015	696	Renovate	36,130		6/17/2015			Redo second floor
9/25/2002	807	Temp Ten	860	C				
7/19/2001	495	Re-Roof	2,500	C				
5/10/1993	162	Manual	5,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Meas/Inspect	PH	Patrick H
4/28/2016	Sales Review	PT	Paul T
5/6/2009	Measured	372	PATRIOT
10/22/1999	Mailer Sent		
10/12/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	85.	1.08	2									494,701						494,700	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 494,701 | Spl Credit | Total: 494,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25154686
Const Adj.:	1.00289965
Adj $ / SQ:	169.449
Other Features:	111863
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492536
Depreciation:	53194
Depreciated Total:	439342

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

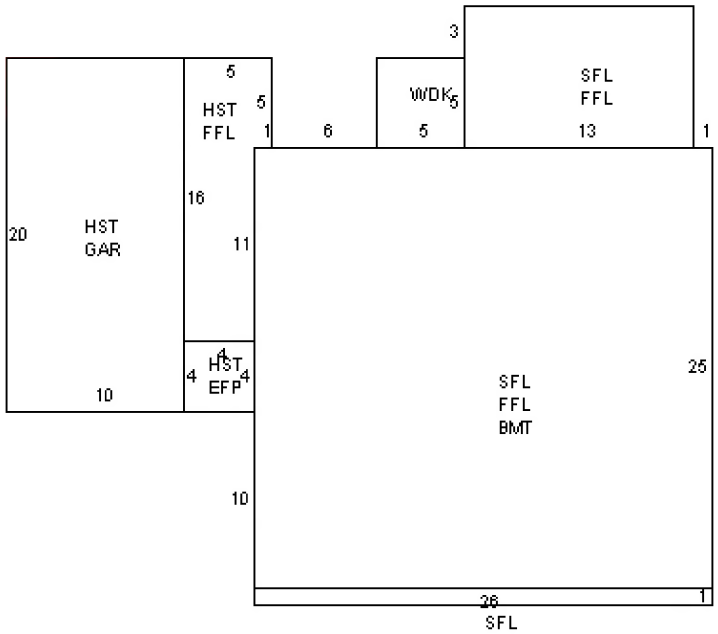
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.39
Special Features:	0	Val/Su Net:	166.59
Final Total:	439300	Val/Su SzAd	251.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	823	169.450	139,456
SFL	Second Floor	780	169.450	132,170
BMT	Basement	650	50.830	33,043
GAR	Garage	200	27.580	5,516
HST	Half Story	143	169.450	24,146
WDK	Deck	25	16.050	401
EFP	Enclos Porch	16	72.810	1,165
	Net Sketched Area:	2,637	Total:	335,897
Size Ad	1745.5	Gross Are	2779	FinArea 1746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	